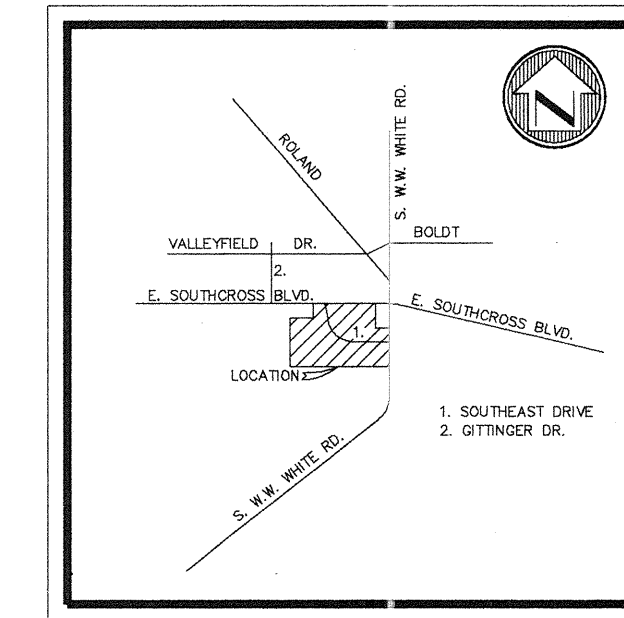
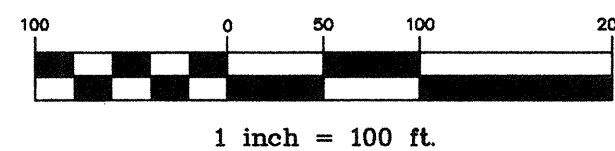
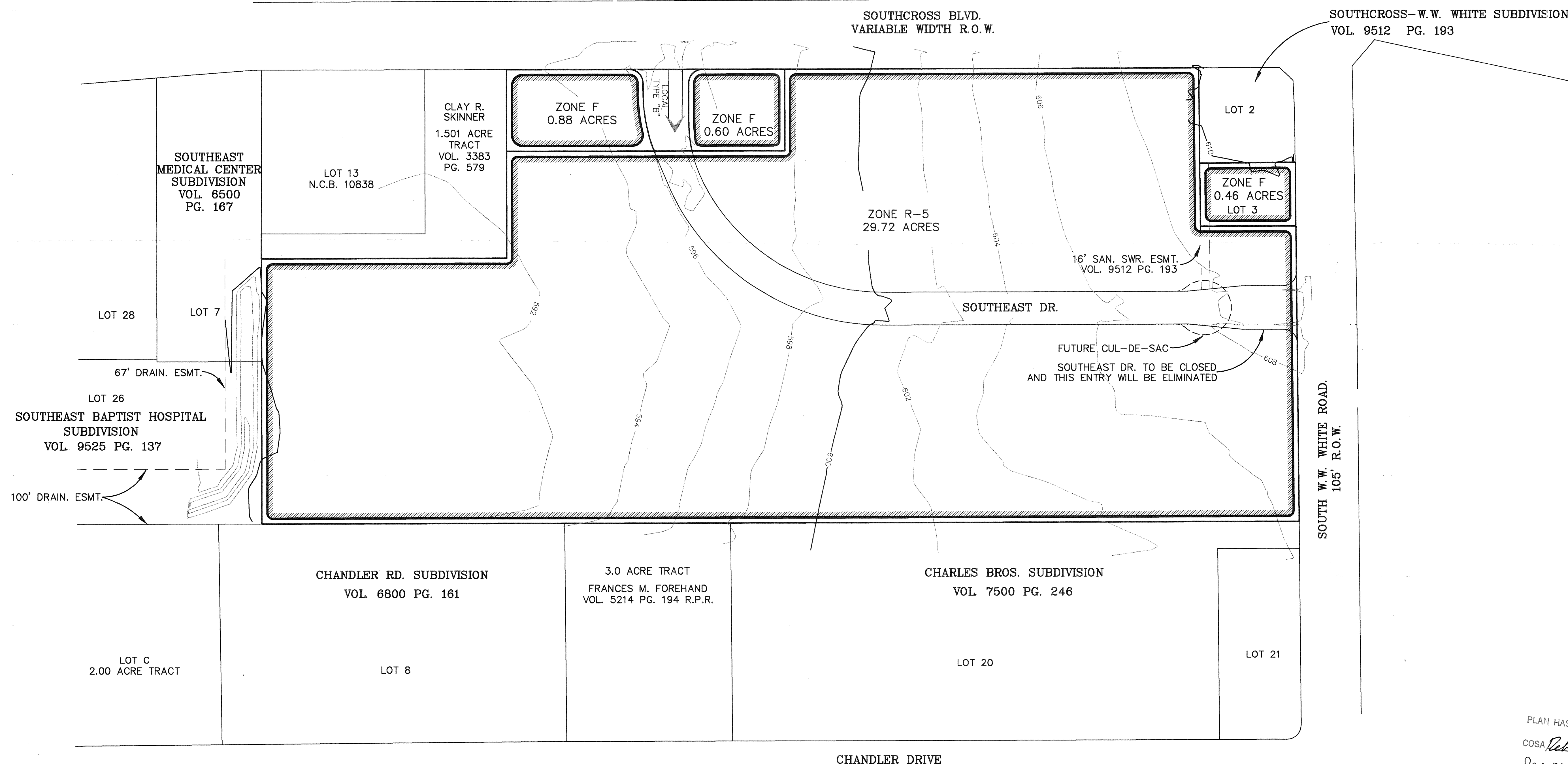


GRAPHIC SCALE



LOCATION MAP

P.O.A.D.P. PLAN
for
PECAN VALLEY HEIGHTS



UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

CHANDLER DRIVE

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
HARTMAN CENTRE
1175 W. BITTERS, STE. 200
SAN ANTONIO, TEXAS 78216-7808
PHONE: (210) 824-7804

PLAN HAS BEEN ACCEPTED BY
COSA *Rebecca Waldman*
DATE: *Dec 20, 1996* (date) *542* (number)
If no plats are filed, plan will
expire on *June 21, 1998*
1st plat filed on _____

RECEIVED	JOB NO. 46191.00
DEC 20 1996	DATE: 12/4/96
DESIGN: _____	DRAWN: G.W.P.
CHECKED: _____	SHEET 1 OF 1



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 12/6/96 Name of POADP: PECAN VALLEY HEIGHTS
Owner/Agent: GORDON V. HARTMAN ENT, INC. Engineer/Surveyor: W. F. CASTELLA & ASSOC. INC.
Address: HARTMAN CENTRE 1175 W. BITTERS Address: 1039 W. HILDEBRAND
STE 200, SA TX 78216 Phone: _____ S.A. TX 78201 Phone: 734-5351

Existing zoning: F Proposed zoning: F / P-1, R-5

Texas State Plane Coordinates: X: 188500 Y: 560800
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>158</u>	<u>29.72</u>
Non-Single Family (NSF)	_____	_____
Commercial & Other	<u>3</u>	<u>1.94</u>
TOTAL:	<u>161</u>	<u>31.66</u>

Contact Person:

Print Name: GEORGE W. PECK Signature: [Signature]
Date: 12-6-96 Tele: 734-5351 Fax: 734-5363

Is there a previous POADP for this site? Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Are there any plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

December 20, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: Pecan Valley Heights

POADP # 542

Dear Mr. Wright

The City Staff Development Review Committee has reviewed Pecan Valley Heights Subdivision Preliminary Overall Area Development Plan # 542. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- W. W. White is a Primary Type A Major Thoroughfare, and will require 110' of ROW.
- Southcross is a Secondary Type A Major Thoroughfare, and will require 86' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script, reading "Rebecca Waldman by [initials]".

Rebecca Waldman
Acting Director of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 12-11-96
FROM: ELI
ITEM NAME: Pecan Valley Hl. FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

RECEIVED
97 JUN -6 PM 3:31
PLANNING
DEPARTMENT
SUBDIVISION

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DRAINAGE EASEMENTS WILL BE REQUIRED
And ADDRESS DURING THE PLATTING PROCESS

Burt Rubio SA Sr. Eng. Tech 12-26-96
Signature Title Date

C O V E R

S H E E T**FAX**

To: Elizabeth Carrol
Fax #: 207-4441
Subject: STONEBRIDGE & PECAN VALLEY HEIGHTS POADP
Date: December 11, 1996
Pages: 1, including this cover sheet.

COMMENTS:

The above mentioned POADPs do not indicate a phasing plan for the following reasons:

- 1 - The respective owners do not know how they are going to phase their projects at this time; and
- 2 - It is not required by the UDC.

Please give me a call if you would like to discuss this.

From the desk of...

Steven E. Hanan, P.E., R.P.L.S.
Principal
W. F. CASTELLA & ASSOCIATES, INC.
1039 W. Hildebrand
San Antonio, Texas 78201

210-734-5351
Fax: 210-734-5383



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351

Date: December 5, 1996

To: _____
PLANNING DEPT.
114 W. COMMERCE 4TH FLOOR

Project No.: 46191.00 T/LC: _____
Re: PECAN VALLEY HEIGHTS

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

X Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
1	1	P.O.A.D.P. APPLICATION
5	1	P.O.A.D.P. PLAN

THESE ARE TRANSMITTED as checked below:

X For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____
PLEASE CALL WITH ANY QUESTIONS.

COPY TO: FILE _____
REC. BY: _____
DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: 
GEORGE W. PECK, E.I.T.

RECEIVED
96 DEC -6 4:11:59
PLANNING
DEPARTMENT
DIVISION

1996 TEX.

1 CONFERENCE

Pecan Valley Heights

S.W. corner of
Southcross
S.W. W White

Inside City limits
Zoned F - retail
proposed F/P-1 RS

31 acres w/
158 SF lots
3 commercial lots

ROW H.W. 110' *A primary*
Southcross 86' *second*

O.K. TIA needed

Global Challenges, Local Solutions